

PLANNING COMMITTEE

11th November 2020

Planning Application 20/00603/FUL

Two storey rear extension and a first-floor side extension.

2 Edenfield Close, Brockhill, Redditch, B97 6TP

Applicant: Mr N Dhesi
Ward: Batchley And Brockhill Ward

(see additional papers for site plan)

The case officer of this application is Tara Ussher, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext. 3220 Email:

tara.ussher@bromsgroveandredditch.gov.uk for more information.

Site Description

This application relates to an existing residential property situated within Batchley and Brockhill Ward. Edenfield Close is a short cul-de-sac accessed off Dairy Lane comprising of detached two storey dwellings in a variety of designs. These properties are accessed directly off the close or off associated service roads, with modest front garden areas and parking provided by a mixture of driveway spaces and garages.

The application site, which is an existing 3 bedroomed property, is located on the northern side of the close with neighbours No.1 to the west and No.3 to the east. Number 4 Dairy Lane and No.4 Edenfield Close are sited to the rear of the dwelling.

Proposal Description

This full planning application seeks permission to erect a first-floor side extension over the garage and a two-storey rear extension.

The proposed first floor side extension will add a new bedroom, move out the existing bathroom and add an en-suite. This area will be served by a projecting dormer window to the front elevation.

To the rear an extended kitchen/family area will be provided at ground floor and above the two existing bedrooms will be extended and en-suites will be added. Two gables are proposed on the rear elevation with obscure glazing being indicated to the en-suite rooms. Materials proposed would match those of the existing dwelling.

The resulting dwelling would be a 4 bedroomed unit. Parking is indicated as being provided in the garage and on the driveway with 2 spaces being proposed.

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Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 20: Transport Requirements for New Development

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

Redditch High Quality Design SPD

NPPF National Planning Policy Framework (2019)

Relevant Planning History

None

Consultations

WCC Highways

Advise that 3 car parking spaces must be provided to comply with the street scape design guide.

Cadent Gas Ltd

Draws attention to location of the *WM1213* Cadent Gas High Pressure Pipeline which is subject to easements. The works will not affect the asset advises clarify with Health and Safety Executive to review the plans as they may have a larger consultation distance.

Public Consultation Response

24 letters have been received in objection to the application.

Comments received are summarised below:

- Concerns raised that the dwelling will be used as an HMO property by adding an en-suite to each bedroom.
- Permitted development rights to be removed as it may be possible for a balcony to be added to the rear, and also a possible conversion of the garage to yet another bedroom on the ground floor a condition is necessary to avoid further over-development.
- The provision of one new bedroom and ensuites will mean greater demand for car parking spaces and will lead to parking problems.
- Noise during construction and once development completed.

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- Proposals would result in overlooking to the detriment of privacy to neighbouring properties
- Proposals would result in a loss of light to neighbouring dwellings
- Development is too large for the plot size, over development of the site
- Parking of delivery vehicles, workmen's vehicles during construction
- Access of emergency vehicles would be difficult during and once construction has been completed due to additional cars at the application site.
- Proposed development too close to dwelling at rear and having a clear view into rear bedroom.
- Visual impact – over dominance of application site.
- Privacy, overlooking into rear and side gardens of neighbouring properties.
- Blocking sunlight to gardens, privacy of neighbouring properties with windows overlooking gardens.
- The proposed development is over-bearing, out of scale and out of character in terms of its appearance compared with the existing properties in the vicinity.
- The noise and disturbance caused from such a dominating project will have a negative impact on residents, who live not only in Edenfield Close but those in the surrounding area.

Other matters which are not material planning considerations have been raised but are not reported here as they cannot be considered in the determination of this application.

Assessment of Proposal

The application site is situated within a residential area of Redditch where there is a general presumption in favour of domestic extensions, subject to satisfying the relevant policies of the development plan. This application raises two issues; the impact of the extensions on the character and appearance of the street scene and any neighbour impacts, and the parking arrangements associated with the development

Design and neighbour impacts

Planning applications for extensions and alterations to dwellings are expected to be of a high-quality design that reflects or complements the character and appearance of the local area as set out by policy 39 of the Local Plan. Guidance contained within the

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Councils SPD 'High Quality Design' is expected to be incorporated within development proposals.

The proposed first floor side extension above the existing garage has been set down from the ridge of the existing roof by 700mm and will have a pitched roof, which will use matching roof tiles to create a visual link between the proposed extension and the original house. The extension will be served by a new dormer window on the front elevation which will extend forward from the roof plane. Whilst this dormer is of some depth, it is noted that this style of window in this position is not uncharacteristic in Edenfield Close. The absence of a dwelling to the east of the application site means the development does not appear unduly cramped in the street scene. Overall Officers are of the view the extension remains subservient to the original dwelling, such that the scale and massing of the original dwelling would continue to dominate, thus retaining the characteristic appearance of the dwelling and complying with guidance set out within the Councils 'High Quality Design' SPD.

Number 3 Edenfield Close is sited to the east of the application site with the rear elevation and garden of this property facing the application site. There will be a separation of 10m between these dwellings, slightly below the 12.5 metres advocated in the high-quality design SPD. However noting the staggered nature of the side elevation of the application site and the open aspect to the south of number 3's garden, this arrangement is not considered unduly harmful to outlook. No additional over shadowing would occur because of the side extension and the privacy of number 3 would be protected as the new first floor side window serves a bathroom and will be obscured glazed and top opening only.

Turning now to the extensions to the rear. The proposed single storey rear extension has a depth of 4m to enlarge the existing kitchen/family area. Number 1 has an existing conservatory on the rear and the proposed extension will project marginally further out than this feature however there will be a separation distance of 5m from the side of the extension to the conservatory. On the first floor the two rear existing bedrooms will be extended by 2.5m in depth and will have semi-pitched roofs.

It is noted that number 1 Edenfield Close is separated from the application site by a side garage and that this eases the relationship of the development to habitable rooms at that dwelling. The submitted plans include an indication of the 45 degree code as drawn from the closest habitable room at number 1 Edenfield Close. This demonstrates that the first floor element of the development complies with this guidance. A new window to a new bedroom is proposed on the side overlooking No. 1, however this window will be obscured glazed and top opening only.

The rear of the application site looks on to the rear garden of No 4 Diary Lane. There will be 7.5m separation between the rear of the resultant dwelling and the garden area of number 4 at ground floor, increasing to 9m at first floor.

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In terms of impact on privacy to number 4, the rear elevation of the application site will support four windows. The outer most two of which will serve ensuite facilities and are indicated on the plans to be obscured glazed. Given the position of the bedroom windows in the centre of the elevation and the intervening feature of a conservatory to part of the rear elevation of number 4, overall privacy is considered not to be materially harmed. It should be borne in mind that some degree of overlooking from existing first floor windows exists at present and will continue to exist. Your officer's advice to members in this case is that privacy would not be materially compromised.

There is no direct rear to rear separation to an opposing dwelling due to the layout of the area.

The impact of the rear extension on number 3 also requires consideration. It is noted that the siting of an existing detached garage to the east of the site will obscure the ground floor and a part of the first floor element of the scheme. Combined with the roof pitching away from the boundary, the separation distance to the dwelling of 10m and the other wise open aspect of the garden, it is concluded that this part of the scheme will not create an overbearing impact on the dwelling or amenity area of number 3.

In conclusion, your officers are satisfied that the amenities enjoyed by the occupiers of nearby dwellings would not be prejudiced, taking into consideration the matters of loss of light, overbearing or overshadowing and loss of privacy.

Parking Provision

Granting planning permission would allow the dwelling to change from a 3 bedroomed to a 4 bedroomed property. The application proposes the retention of the existing garage space and the provision of a driveway space thus providing a total of two parking spaces.

However, Worcestershire County Council streetscape design guide standards require that 4 bedroomed dwellings provide three car parking spaces within the curtilage of the property. The Highway Authority has stated therefore that they are unable to support the proposal as the under provision of parking spaces could lead to the displacement of vehicles onto the highway.

Notwithstanding the above, if an applicant for planning permission were unable to provide vehicle parking as per the WCC streetscape design guide standards, it is necessary to examine the policy requirement which comments that *development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety* (Para 109 of the NPPF) (my emphasis)

Edenfield Close benefits from footpaths and street lighting on both sides of the road. It is also noted that the site is located within walking distance of a bus route and bus stop which is located approx. 300m, so providing the opportunity to access alternative modes of transport.

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If there were to be displacement of a vehicle on to the highway as a result of the development, your officer's consider that this could be accommodated within the locality without compromising highway safety. It is noted that most dwellings in the Close are served by a garage and a driveway parking space, whilst some dwellings also have additional parking provision. There are no parking restrictions in force in Edenfield Close or Dairy Lane, which are both unclassified roads capable of supporting a degree of on road parking.

Representations have referred to additional parking demand creating problems, but this is not the same as creating an '*unacceptable impact on highway safety*.' It is noted there is no 'through traffic' in Edenfield Close and as such travel speeds will be generally low and that the number of dwellings served by this roadway is limited.

The applicant's agent has submitted a supporting statement showing dwellings in the locality in terms of their bedroom numbers and parking provision. The statement also proposes a third parking space in front of the main dwelling. Members will be aware applications need to be considered on their individual merits and in the light of current guidance. The views of WCC on the proposed additional parking space have been sought; they state that the position and orientation of this space does not comply with the WCC design guide and thus this additional provision cannot be considered to address the shortfall of parking provision as a result of the development.

Notwithstanding this, and for the reasons expressed above, your officers remain of the view that the under provision of parking, will not in itself bring about an unacceptable impact on highway safety.

In conclusion, your officers are satisfied that highway safety and the visual and residential amenities of the area would not be prejudiced by granting planning permission for this development. The proposed application is considered to comply with the provisions of the development plan and would constitute a sustainable form of development in accordance with the requirements of the National Planning Policy Framework.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

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Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

2EC PL_1 Rev 2 - Location, Site/Block Plan
2EC PL_2 Rev 1 - Existing Floor Plans
2EC PL_3 Rev 6 - Proposed Ground Floor & Proposed Parking Layout Plans
2EC PL_4 Rev 1 - Existing Front & Rear Elevations
2EC PL_5 Rev 1 - Existing Side Elevations
2EC PL_6 Rev 3 - Proposed Front & Rear Elevations
2EC PL_7 Rev 2 - Proposed Side Elevations
2EC PL_8 Rev 2 - Existing & Proposed Roof Plans

Materials in accordance with question 7 of the application form

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) The windows to be installed at first floor level on the approved plan(s) 2EC PL_6 rev 3 and 2EC PL_3 rev 4, both dated 21 Nov.19 shall be fitted with obscure glazing and any opening lights shall be at high level and top hinged only. The obscure glass shall be maintained in the said window in perpetuity.

Reason: To protect the amenities of neighbouring residents

Informatives

- 1) The applicant is advised that Cadent Gas have identified gas service pipes and related apparatus in the vicinity of the site which may be affected by the proposed works. Prior to any works that take place on site, the applicant is advised to contact Cadent Gas. on 0121 333 2387 or at tajinder.bhamra@cadentgas.com
- 2) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.